

Parkland Dedication Code Amendment

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Presented to Austin City Council

November 12, 2015



Council Actions to Date

- **August 14, 2014:** Council directed the City Manager to conduct a comprehensive review and make recommendations for revisions to the existing Parkland Dedication Ordinance
- **November 19, 2014:** Staff submitted Parkland Dedication Fee Methodology Report to Mayor and Council
- **December 11, 2014:** Council passed a resolution adopting the proposed fee methodology and initiated a parkland dedication code amendment
- **August 6, 2015:** City Council set public hearing for September 17, 2015
- **September 17, 2015:** City Council held a public hearing and continued the public hearing on October 15, 2015
- **October 15, 2015:** Item was pulled from the agenda by PARD
- **November 12, 2015:** City Council public hearing

What is Parkland Dedication

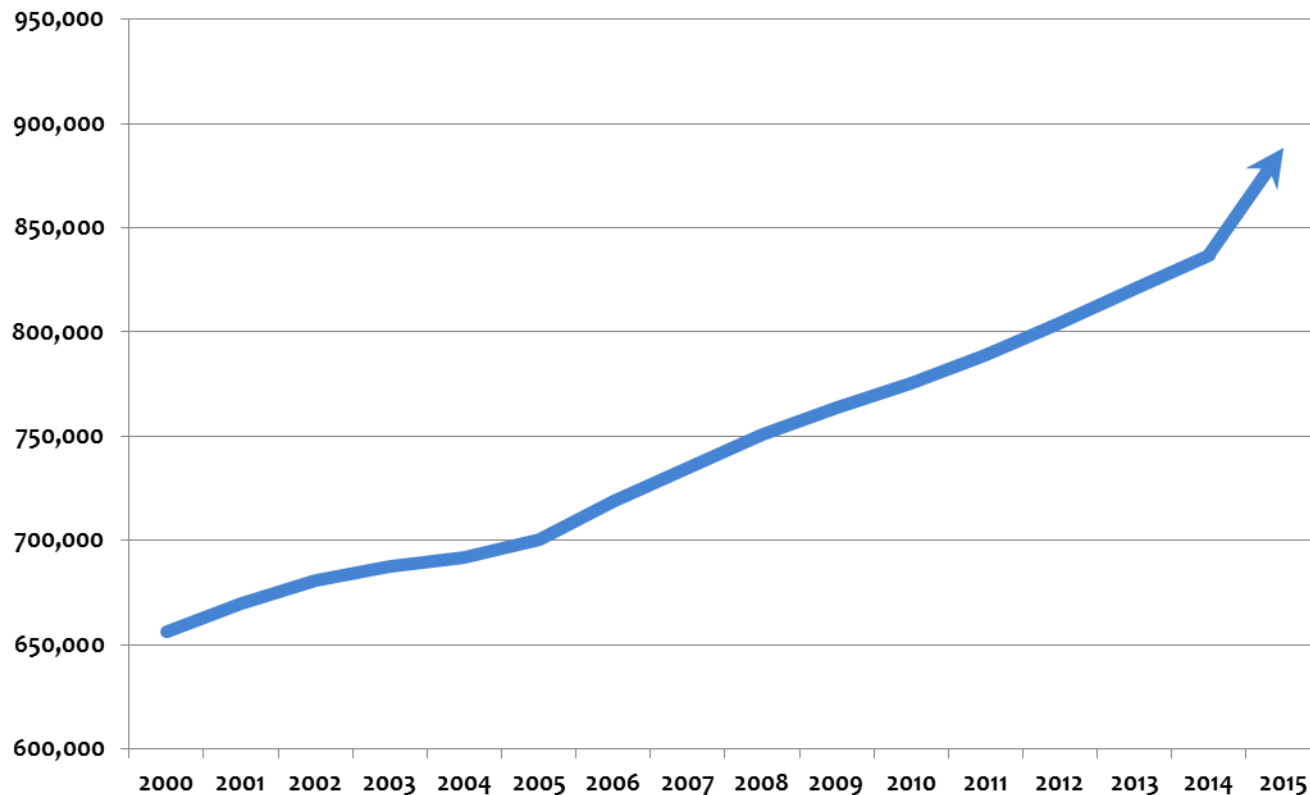
- Parkland dedication is a local government requirement imposed on subdivision developers or builders, mandating that they dedicate land for a park and/or pay a fee to be used by the government entity to acquire and develop park facilities
- New development generates a need for additional park amenities; the people responsible for creating that need should bare the cost of providing the new amenities

What is Parkland Dedication

- U.S. Supreme Court rulings state that parkland dedication exactions must be roughly proportionate to the demand from a projected development.
- This means:
 - Fees and land should not be based on a comparison city
 - The City cannot request more than a development owes
 - The park demand generated by a development must be in a calculated format

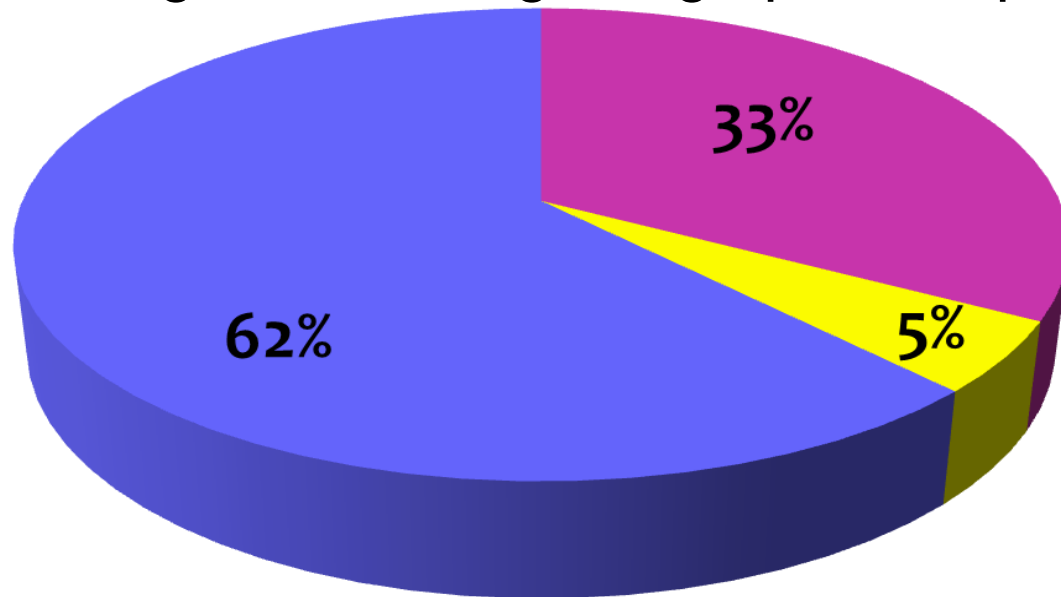
City of Austin Growth Rate

- Austin population has grown 35% since 2000



Parkland Acquisition

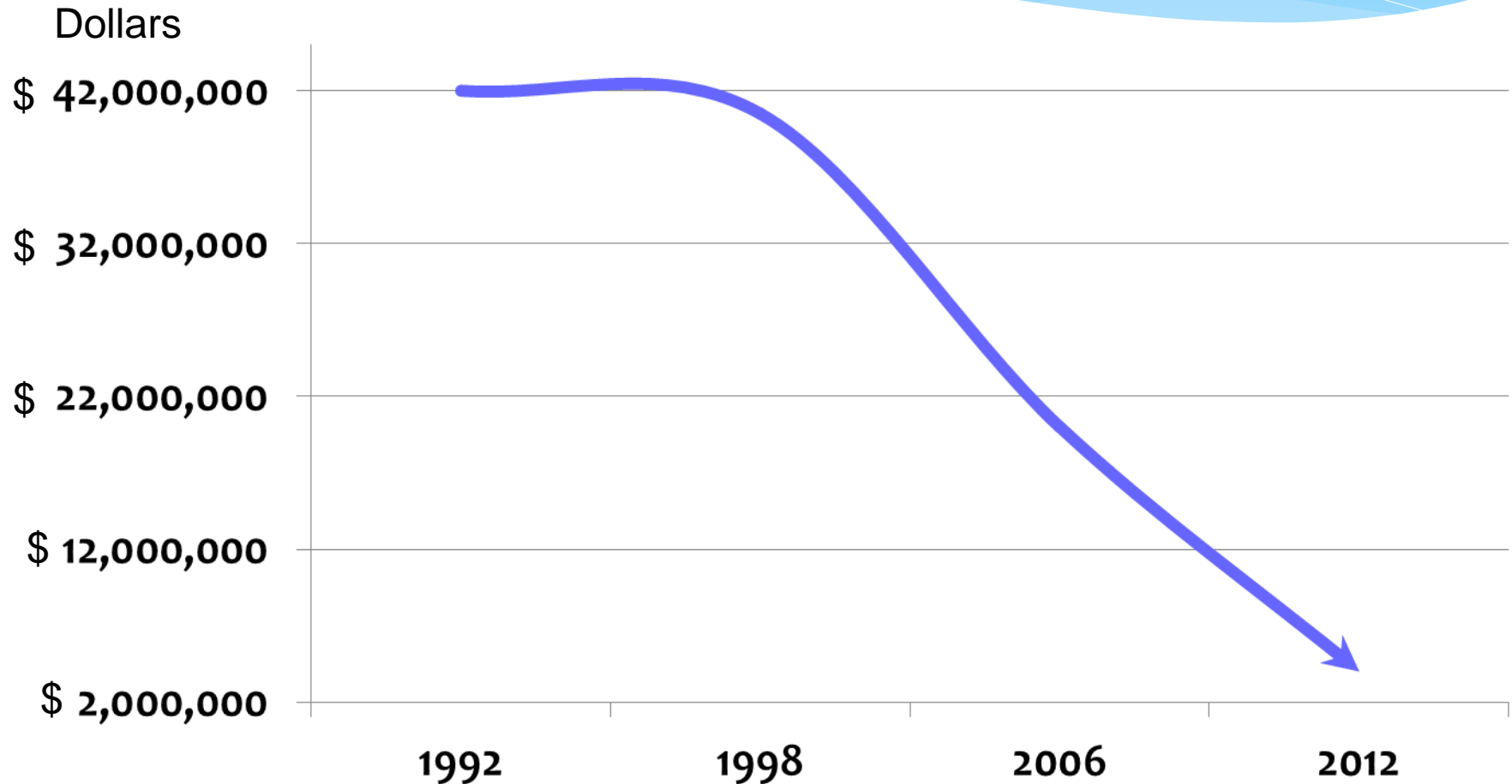
- Historically, the community has subsidized the park impacts of population growth through large park acquisition bonds



■ PLD ■ Annexation ■ Bonds

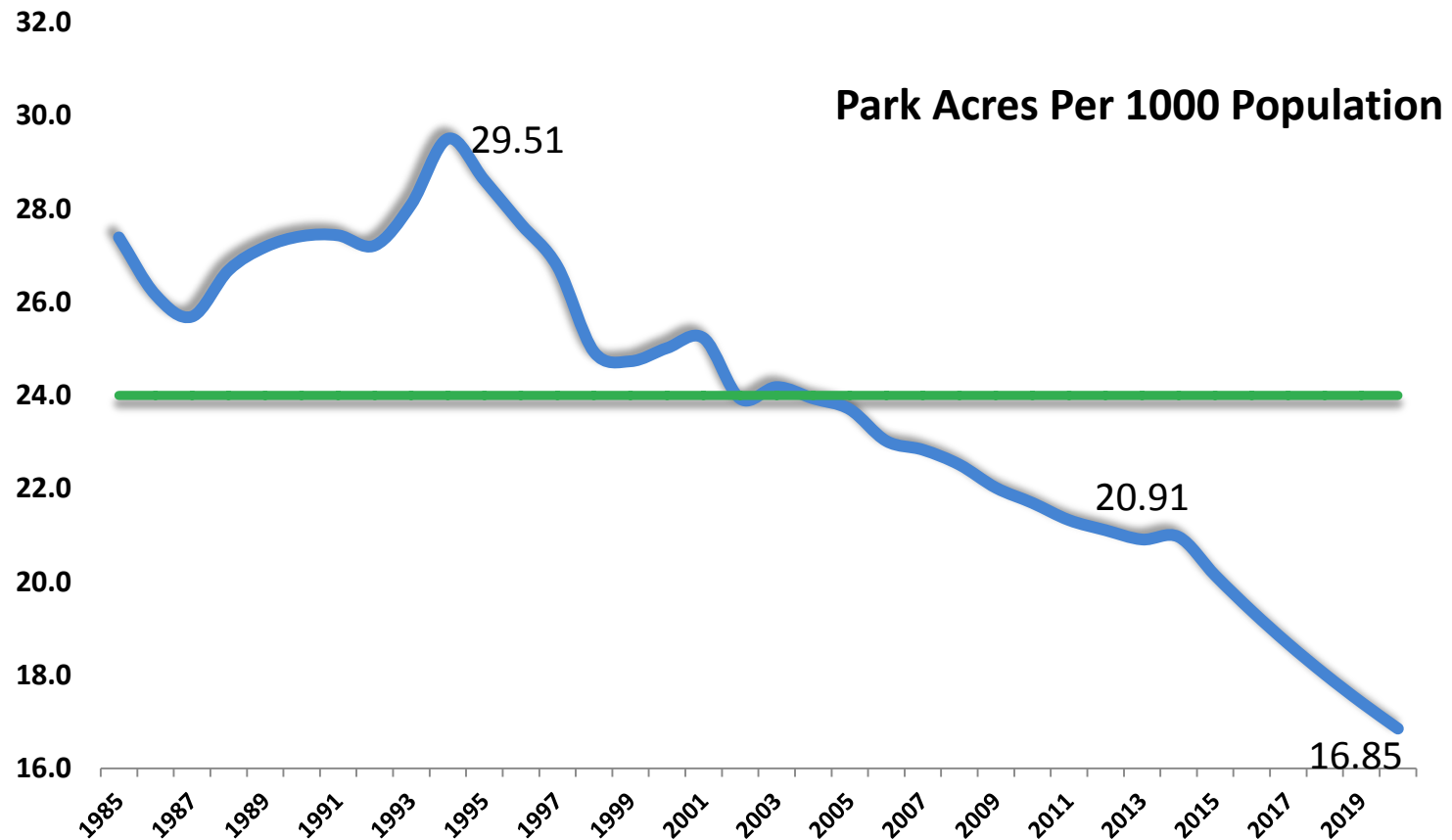
Parkland Acquisition Bonds

- Bonds for parkland acquisition down 90% since 1992



Parkland per 1,000 residents

- By 2020, Austin will have a 7,500-acre deficit in parkland



Three Ways to Pay for Growth

Elected Officials can:

- ☐ Increase taxes to pay for new demand
- ☐ Do nothing and continue to negatively impact Austin's quality of life
- ☐ Development pays for cost of demand

Three Ways to Pay for Growth

- ☐ Historically Austin has increased taxes through bonds to pay for new demand, but amounts are decreasing and voters are weary of approving increased costs
- ☐ Due to growth and the inability to keep up, Austin's quality of life has suffered
- ☒ **Staff is proposing that development pay its fair share**

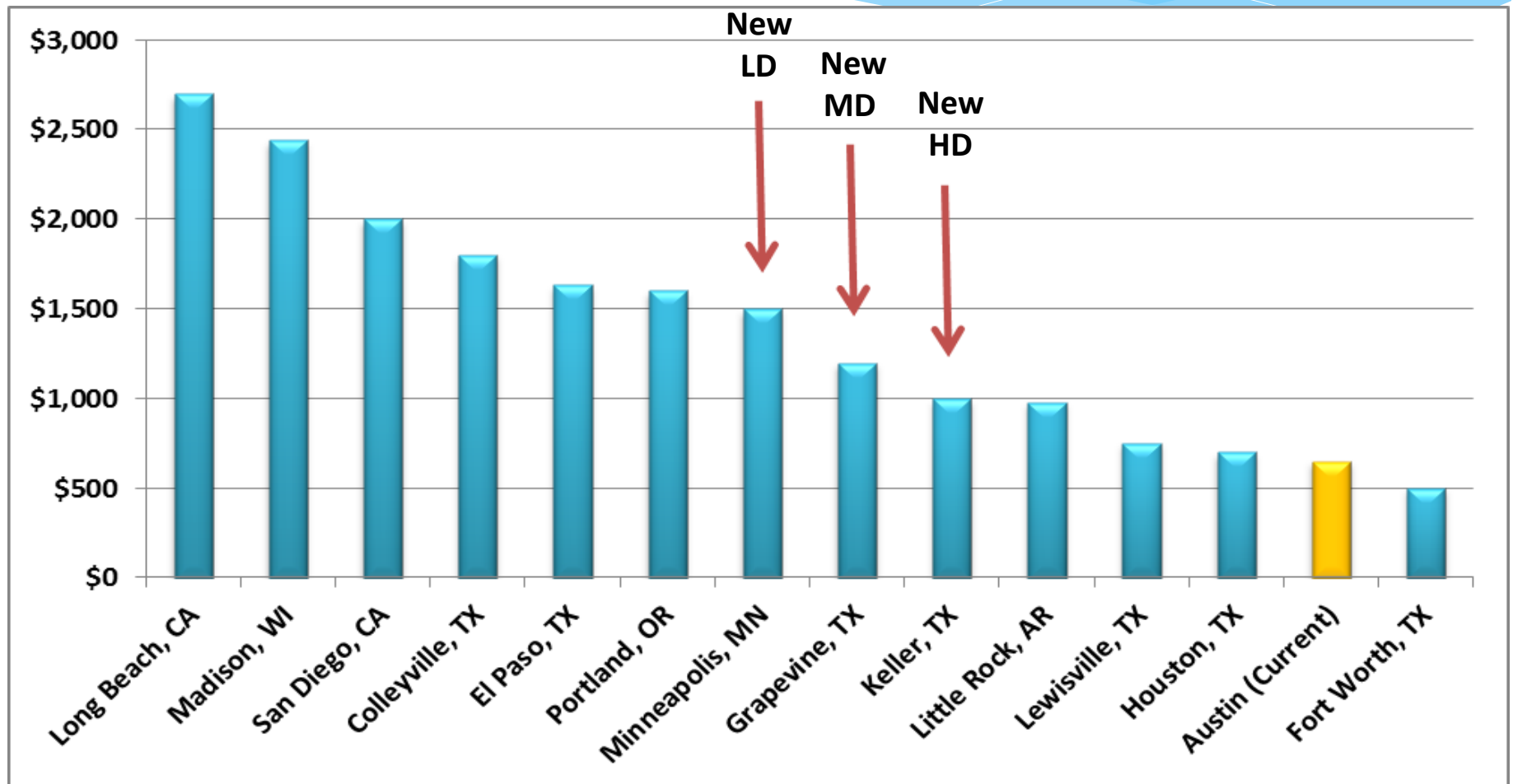
Proposed Code Amendment

- Establishes a “roughly proportional” formula for land and fees based on City’s existing Level of Service (LOS)
- Meets *Imagine Austin* goals of more parkland
- Establishes a fee for park construction so more parks are developed
- Increases flexibility by allowing land, fees and amenities on public and private lands



Proposed Code Amendment

- Austin's fee ranks among the lowest in the country



Discussion

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